



## 8616 181 Avenue Edmonton AB

\$679,999

Welcome to Klarvatten! Built by New Era Luxury Homes, this exceptional residence boasts a WALKOUT BASEMENT that overlooks a serene dry pond. The open-to-above great room, convenient mudroom, main floor den, and walkthrough pantry to the chef's kitchen enhance the home's functionality and elegance. Upstairs, the primary suite offers a luxurious walk-in closet that conveniently connects to the laundry room. The spacious bonus room, featuring a stylish tray ceiling, adds to the home's appeal. Additional highlights include a tankless hot water system, BBQ gas line, triple-pane windows for improved energy efficiency, garage drain, and 9-foot ceilings on both the basement and main floors. The home also features MDF shelving, ceiling-height kitchen cabinets, and quartz countertops. Located just minutes from major shopping centers, K-9 schools, the military base, and with easy access to the Anthony Henday, this home combines convenience with luxury. MUST SEE!

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

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